





Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

Steven Allen Crawford  
229 N. 5th Street, Apt. 78  
McSherry Town, Pennsylvania 17344

Re: Petition for Zoning Variance  
CASE NUMBER: 91-130-A  
SEC Harford and Lafayette Avenues  
1337 Lafayette Avenue  
1st Election District - 1st Councilmanic  
Petitioner(s): Steven Allen Crawford  
HEARING: TUESDAY, NOVEMBER 13, 1990 at 11:00 a.m.

Dear Petitioner:

Please be advised that \$76.75 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:gs

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

October 1, 1990

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance  
CASE NUMBER: 91-130-A  
SEC Harford and Lafayette Avenues  
1337 Lafayette Avenue  
1st Election District - 1st Councilmanic  
Petitioner(s): Steven Allen Crawford  
HEARING: TUESDAY, NOVEMBER 13, 1990 at 11:00 a.m.

Variances to allow an undersized lot to have a width of 45 ft., a side yard setback of 15 ft. in lieu of the required 55 ft. and 25 ft. respectively.

cc: Steven Allen Crawford  
Al Rayner

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

October 30, 1990

Mr. Steven Allen Crawford  
229 N. 5th Street, Apt. 78  
McSherry Town, PA 17344

RE: Item No. 69, Case No. 91-130-A  
Petitioner: Steven A. Crawford, et ux  
Petition for Zoning Variance

Dear Mr. Crawford:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

Your petition has been received and accepted for filing this  
5th day of September, 1990.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Steven Allen Crawford

Petitioner's Attorney:

### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
DATE: September 14, 1990  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Steven Allen Crawford, Item No. 69

The Petitioner is requesting a Variance to permit a 50 ft. lot width in lieu of the minimum 45 ft. required. Staff has the following comments on the above request and a side yard setback of 15 ft.:

In instances such as these, staff's primary concerns are:

1. What is the impact on adjoining property?
2. Are adequate front, side and rear yard setbacks being provided on the site?
3. Will the reduced lot sizes result in requests for additional variances when subsequent lot owners try to build unsuitable homes on the lots or expand homes into required areas?

Based upon the information provided and analysis conducted, staff recommends that if the request is granted, the following conditions be attached:

- All building setback lines (front, side, rear) shall be shown on the site plan and recorded by the applicant on a deed of record. Furthermore, a statement shall be attached to the site plan which clearly states that all development shall conform to the setbacks as shown and additional variances shall not be granted for setbacks on the subject property.
- Any applications for building permits shall include a copy of the site plan and the commissioner's "Findings of Fact and Conclusion of Law," provided by the applicant.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
ITEM69/ZAC1

RECEIVED 9/21/90

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 301  
Towson, Maryland 21204-5500  
(301) 887-4500  
Paul H. Reincke  
Chief

SEPTEMBER 6, 1990

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: STEVEN ALLEN CRAWFORD  
Location: #1337 LAFAYETTE AVENUE  
Item No.: 69 Zoning Agenda: SEPTEMBER 4, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 22

REVIEWER: [Signature] Noted and Approved [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/REK

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE  
SEPTEMBER 11, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT OF PLANNING  
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES  
SUBJECT: ZONING ITEM #: 69  
PROPERTY OWNER: Steven Allen Crawford  
LOCATION: SEC Harford & Lafayette Avenues (#1337 Lafayette Ave)  
ELECTION DISTRICT: 1st  
COUNCILMANIC DISTRICT: 1st

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

( ) PARKING LOCATION ( ) RAMPS (degree slope)  
( ) NUMBER PARKING SPACES ( ) CURB CUTS  
( ) BUILDING ACCESS ( ) SIGNAGE

( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

(X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS ~~SHALL~~ ARE REQUIRED.

( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS. SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

( ) OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

RECEIVED  
SEP 12 1990  
ZONING OFFICE

### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for September 4, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 52, 55, 59, 60, 63, 65, 68, 69 and 70.

For Item 58, a County Review Group Meeting is required.

For Items 45, 62 and 66, the previous County Review Group comments still apply.

For Item 57, the topography shows a pole at corner of drive that will interfere with widening. Half paving width of Sulphur Spring Road is 21 feet, right-of-way equals 30 feet (not shown on plan). Entrance apron to be 7-inch concrete on 4-inch CR-6, similar to Plate R-32.

For Item 61, a revised County Review Group Meeting is needed. Original County Review Group Meeting under "Chartley Building" was for one story office.

For 91-42-A, Maryland National Bank Reconstruction, we have no comments.

Robert W. Bowling, P.E.  
Robert W. Bowling, P.E. Chief  
Developers Engineering Division

RWB:s



LIBER 6254 PAGE 076

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

91-130

This Deed, MADE THIS 20th day of January by and between DENNIS LEE CRAWFORD, of Carroll County, State of Maryland, of the first part, and JACK CRAWFORD, of the second part.

WITNESSETH, That in consideration of the sum of NO DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Dennis Lee Crawford does grant and convey to the said Jack Crawford, his heirs, personal representatives/successors and assigns, lot s of ground situate in Baltimore County, Maryland, and described as follows, that is to say:

BEGINNING for the first thereof and being known and designated as Lots 53 and 54, Block No. 22, Plat No. 3, on the Plat of "Catonsville Manor" which Plat is recorded among the Land Records of Baltimore County in Plat Book 6 folio 128.

BEGINNING for the second thereof and being known and designated as Lots 18 and 19 in Block No. 22 on Plat #2, as shown on said Plat of the property of Catonsville Manor, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6 folio 116.

BEGINNING for the third thereof and being all those lots known as Lots 14, 15, 16 and 17, Block 22, Plat 2 of the Plat of "Catonsville Manor", which plat is recorded among the Plat Records of Baltimore County in W.P.C. No. 6 folio 116.

BEGINNING for the fourth thereof and being all those lots known and designated as Lots 44, 45, 46, 47, 48, 49, 50, 51 and 52, inclusive, Block No. 22, Plat No. 3 on the Plat of "Catonsville Manor" which Plat is recorded among the Land Records of Baltimore County in Plat Book 6, folio 128.

BEING the same lots of ground which by deed dated November 5, 1979, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr., No. 6104 folio 119 was granted and conveyed by Jack Crawford to the grantor herein.

TRANSFER TAX NOT REQUIRED  
RANDOLPH B. ROSENKRANTZ  
DIRECTOR OF FINANCE  
BALTIMORE COUNTY, MARYLAND  
Per: [Signature] 1-23-87

LIBER 7157 PAGE 753

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

91-130

This Deed, MADE THIS 20th day of April by and between JACK CRAWFORD, of Baltimore County, Maryland, and the State of Alabama, of the first part, and STEVEN ALLEN CRAWFORD, of Baltimore County, Maryland, of the second part.

WITNESSETH, That in consideration of the sum of NO DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Jack Crawford does grant and convey to the said Steven Allen Crawford, his heirs, personal representatives/successors and assigns, lot s of ground situate in Baltimore County, Maryland, and described as follows, that is to say:

BEGINNING for the same thereof and being known and designated as Lots 53 and 54, Block No. 22, Plat No. 3, on the Plat of "Catonsville Manor" which Plat is recorded among the Land Records of Baltimore County in Plat Book 6 folio 128.

BEING the first lots of ground which by deed dated January 20, 1981, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr., No. 6254 page 076 were granted and conveyed by Dennis Lee Crawford unto the grantor herein.

RECORDED  
EX 78, T 12.00  
81752 C002 R02 113701 03/19/86

TRANSFER TAX NOT REQUIRED  
DIRECTOR OF FINANCE  
BALTIMORE COUNTY, MARYLAND  
Per: [Signature] 5/9/86

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Steven Allen Crawford	Lafayette Ave

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1337 Lafayette Ave

Subdivision name: Catonsville Manor

plat book: 6, folio 128, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1

OWNER: Steven Allen Crawford

91-130-A

North  
date: 5/10/86  
prepared by: [Signature]

Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Councilmanic District: 1

Election District: 1

1"=200' scale maps: N, W, E

Zoning: DR 4.5

Lot size: 1337 sq. ft.

SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: ☐

Zoning Office USE ONLY!

reviewed by: ITEM #: 69 CASE#:

